

**TOWN OF BUCKEYE  
COMMUNITY PLANNING AND DEVELOPMENT BOARD  
TOWN COUNCIL CHAMBERS  
100 NORTH APACHE ROAD / BUCKEYE, ARIZONA 85326**

**REGULAR MEETING MINUTES**

**September 12, 2006**

**7:00 P.M.**

**1. CALL TO ORDER**

Chairperson Napolitano called the meeting to order at 7:07 p.m.

**2. ROLL CALL**

Members present: Vice Chairman Zwerg, , Boardmember Richardson, Boardmember Hawley and Boardmember Kempiaik , Alternate Boardmember Stafford and Alternate Boardmember Meck served on the Board. Councilman Rioux also attended the meeting.

Members Absent: Boardmemeber Jimenez and Boardmember Wrublik.

Departments Present: Town Attorney Mark Langlitz, Deputy Clerk Lucinda Aja, Deputy Clerk Annette Olson, Engineer Woody Scoutten, Assistant Fire Chief Bob Costello, Parks Maintenance Dave Showen, Public Works Scott Lowe, Community Partnership Director Phil Harris and Development Manager Suparna Dasgupta.

**3A. APPROVAL OF MINUTES FOR AUGUST 8, 2006 REGULAR MEETING**

A motion was made by Boardmember Hawley and seconded by Vice Chairman Zwerg to approve the Minutes from August 8, 2006 Regular Meeting. Motion passed unanimously.

**3B. APPROVAL OF MINUTES FOR AUGUST 8, 2006 WORKSHOP**

A motion was made by Boardmember Hawley and seconded by Vice Chairperson Zwerg to approve the Minutes of the August 8, 2006 Workshop. Motion passed unanimously

**4A. APPROVAL OF MINUTES FROM AUGUST 22, 2006 REGULAR MEETING**

A motion was made by Boardmember Kempiaik and Vice Chairman Zwerg to approve the Minutes of the August 22, 2006 Regular Meeting. Motion passed unanimously.

**4B. APPROVAL OF MINUTES FROM AUGUST 22, 2006 WORKSHOP**

A motion was made by Boardmember Kempiaik and seconded by Vice Chairman Zwerg to approve the Minutes of the August 22, 2006 Workshop. Motion passed unanimously.

**5. NEW BUSINESS**

**5A. Northeast Buckeye Pumping Station SP06-36**

John Dannon and Travis Nuttall of RBF Consulting presented a Powerpoint Presentation and was available to answer the Board's questions. After some discussion Stipulation No. 5 was added and to read: That the Developer shall work with the Fire Department to provide adequate and proper landscaping along the eastern boundary consistent with Stipulation No.1, Stipulation No.2 and Stipulation No. 3 above. A public hearing was opened at 7:32p.m. to hear citizen input on the proposed Northeast Buckeye Pumping Station. Their being no comment from the public, the hearing was closed at 7:32 p.m. A motion was made by Vice Chairman Zwerg and seconded by Boardmember Kempiaik to approve the site plan for a pumping station located in parcel 5, situated west of Jackrabbit Trail and North of Yuma road within the Blue Horizons Master Planned Community. Motion passed unanimously.

**5B. Sun Valley South Parkside Phase 1 - PP0-16**

Josh Hartman on behalf of Pulte Homes presented a Powerpoint Presentation and was available to answer the Board's questions. After some discussion regarding lighting, Police Station Sites and School location, the Board asked for this item to be continued to the October 10, 2006 Meeting, when all issues can be put into writing. A public hearing was opened at 8:00 p.m. to hear citizen input on the proposed Sun Valley South Parkside Phase 1. There being no comment from the public, the hearing was closed at 8:01 p.m. A motion was made by Vice Chairman Zwerg and seconded by Boardmember Hawley to continue Sun Valley South Parkside Phase I, 378.3± acre Preliminary Plat consisting of 968 single family lots generally located to the northeast corner of Sun Valley Parkway and Bethany Home road alignment to October 10, 2006. Motion passed unanimously.

**5C. Sun Valley South Active Adult Phase 1 – PP0-15**

Alan Como with Community Development asked that this item also be continued to the October 10, 2006 Meeting, due to the same concerns as the Sun Valley Parkside Phase 1 – PP0-16. A motion was made by Boardmember Kempiak and seconded by Vice Chairman Zwerg to continue the Sun Valley South Active Adult Phase 1, 235.16± acre Preliminary Plat consisting of 632 single family lots generally located between the Wilson Avenue and Turner road alignments, south of the Bethany Home Road alignment. A public hearing will be held on this matter October 10, 2006. Motion passed unanimously.

**6. COMMENTS FROM THE PUBLIC**

None

**7. COMMENTS FROM THE DEVELOPMENT BOARD**

Boardmember Kempiak- None

Boardmember Richardson – None

Boardmember Wrublik – Absent

Chairperson Napolitano – Would like to reflect, five years ago today was September 11.

Vice Chairman Zwerg –None

Boardmember Hawley - None

Boardmember Jimenez – Absent

Alternate Boardmember Stafford – None

Alternate Boardmember Meck - None

**8. REPORT FROM STAFF**

Suparna Dasgupta thanked the Boardmembers for getting back to her so quickly with a date for the retreat. Brian Rose updated the Board on the Kiosk program and gave out handouts.

**9. ADJOURNMENT**

There being no further business to come before the Board a motion was made by Alternate Boardmember Stafford and seconded by Boardmember Richardson to adjourn the meeting at 8:41 p.m. Motion was passed unanimously.

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**Annette Napolitano, Chairman**

**ATTEST:**

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**Lucinda Aja, Deputy Clerk**

I hereby certify that the foregoing is a true and correct copy of the Planning and Development Board Regular Meeting held on the 12th day of September, 2006. I further certify that a quorum was present.

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**Lucinda Aja, Deputy Clerk**